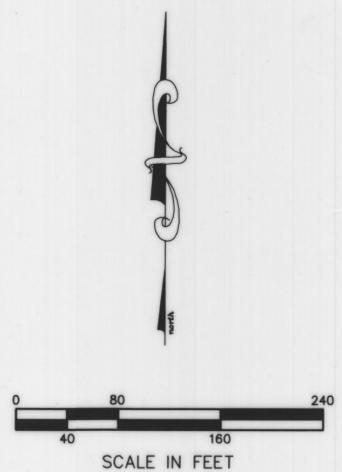
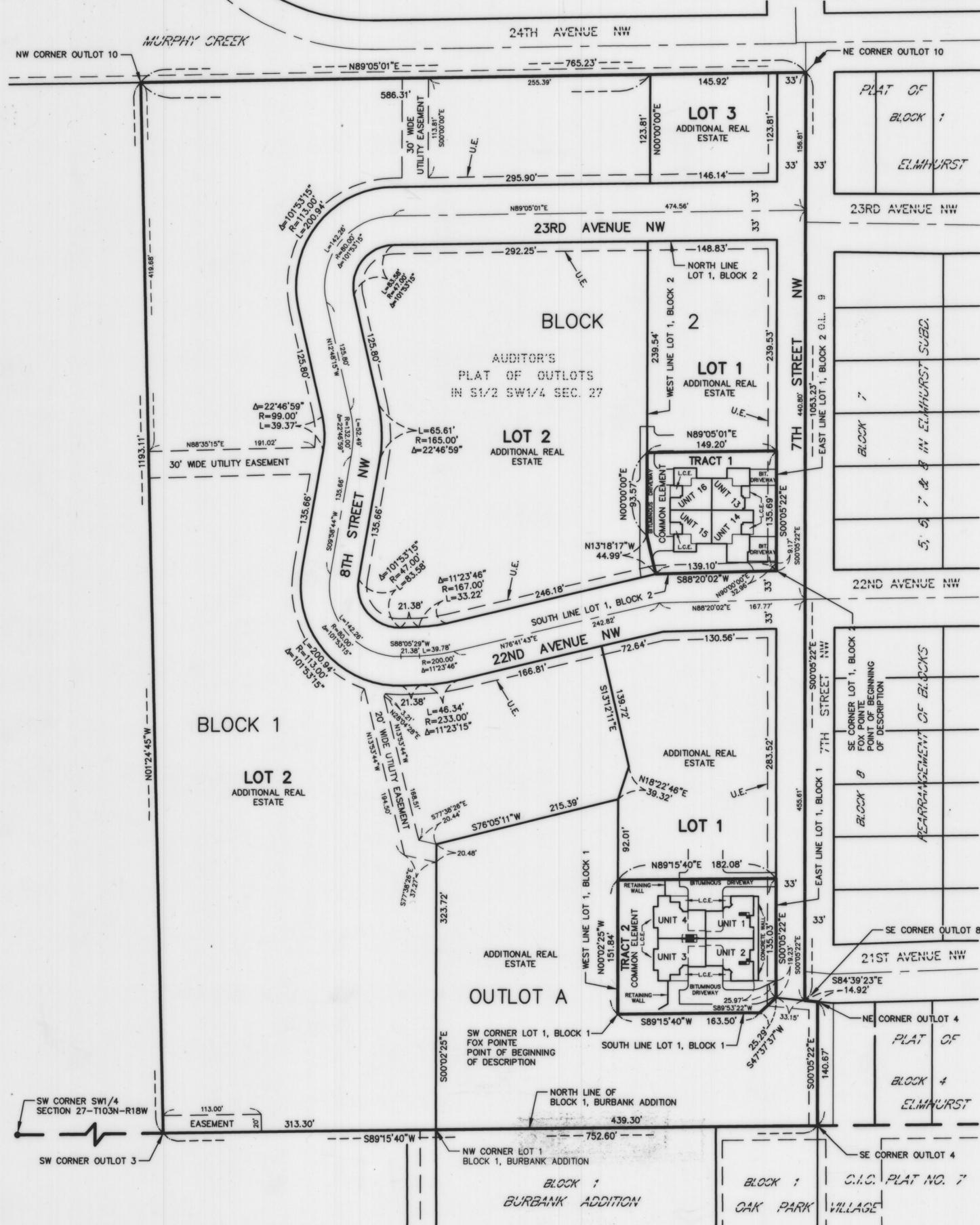


COMMON INTEREST COMMUNITY NUMBER 14, MOWER COUNTY, MINNESOTA
FOX POINTE CONDOMINIUM
COMMON INTEREST COMMUNITY PLAT SITE PLAN

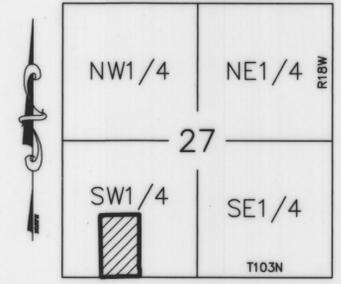
THIS COMMON INTEREST COMMUNITY PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION FILED AS DOCUMENT NUMBER 000545295 AND IN BOOK _____ DEEDS, AT PAGE _____ ON THE 30 DAY OF Nov, 1998 2005 MOWER COUNTY RECORDER.



NOTES

- 1. GREEN AREAS AND BITUMINOUS SURFACE DRIVEWAY ARE COMMON ELEMENTS.
- 2. PORCHES, PATIOS, DRIVEWAYS, STOOPS & WALKS ARE LIMITED COMMON ELEMENTS (L.C.E.).
- 3. DIMENSIONS SHOWN FROM THE PROPERTY LINES TO THE BUILDINGS, AND THE EXTERIOR BUILDINGS DIMENSIONS SHOWN ARE TO THE OUTSIDE FACE OF FOUNDATION WALLS.
- 4. SEE SHEET NO. 2 FOR CERTIFICATES.
- 5. SEE SHEET NO. 3 FOR SITE PLAN DETAILS
- 6. SEE SHEET NO. 4 FOR FLOOR PLANS.
- 7. ALL UNITS ARE RESIDENTIAL UNITS.

INDEX MAP
Scale: 1"=2000'



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE BASED UPON THE BEARING OF THE NORTH LINE OF BLOCK 1, BURBANK ADDITION, WHICH IS ASSUMED TO BE NORTH 89°15'40" EAST.

BENCHMARK

TOP NUT OF FIRE HYDRANT NORTHEAST CORNER OF 21st AVENUE NW ADJ 7th STREET NW = 1227.31 NGVD

LEGEND

- = 5/8" X 16" iron stake monument (capped LS13807)—Placed
- = Iron stake monument — Found
- L.C.E. = Limited Common Element
- U.E. = Utility Easement

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

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NOVEMBER 2005
DRAWN BY ANDY MCGOWAN
05-492CP.DWG

COMMON INTEREST COMMUNITY NUMBER 14, MOWER COUNTY, MINNESOTA
FOX POINTE CONDOMINIUM
 COMMON INTEREST COMMUNITY PLAT CERTIFICATES

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Licensed Land Surveyor under the State laws of Minnesota, on this 23 day of Nov., 2005, by these presents hereby certify that the plat of this Common Interest Community, located in Austin, Minnesota was prepared by me or under my direct supervision, and that the boundary thereof described as follows:

All that part of Lot 1, Block 2, Fox Pointe, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; described as follows:

TRACT 1

Commencing at the southeast corner of Lot 1, Block 2 in said Fox Pointe;

thence South 88°20'02" West a distance of 139.10 feet, on the south line of said Lot 1, Block 2, to the southwest corner of said Lot 1, Block 2;

thence North 13°18'17" West a distance of 44.99 feet, on the west line of said Lot 1, Block 2;

thence North 00°00'00" East a distance of 93.57 feet, on the west line of said Lot 1, Block 2;

thence North 89°05'01" East a distance of 149.20 feet, on a line parallel with the north line of said Lot 1, Block 2, to a point on the east line of said Lot 1, Block 2;

thence South 00°05'22" East a distance of 135.69 feet, on the east line of said Lot 1, Block 2, to the point of beginning;

together with all that part of Lot 1, Block 1, in said Fox Pointe; described as follows:

TRACT 2

Commencing at the southwest corner of Lot 1, Block 1 in said Fox Pointe;

thence North 00°02'25" West a distance of 151.84 feet, on the west line of said Lot 1, Block 1;

thence North 89°15'40" East a distance of 182.08 feet, to a point on the east line of said Lot 1, Block 1;

thence South 00°05'22" East a distance of 135.03 feet, on the east line of said Lot 1, Block 1;

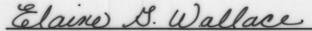
thence South 47°37'37" West a distance of 25.29 feet, on the east line of said Lot 1, Block 1;

thence South 89°15'40" West a distance of 163.50 feet, on the south line of said Lot 1, Block 1, to the point of beginning.

Constitutes Common Interest Community Number 14, FOX POINTE CONDOMINIUM. The Common Interest Community Plat consists of four pages, and fully and accurately depicts all of the information required by Minnesota Statutes Section 515B.2-110.


 John H. Schulte IV, Licensed Land Surveyor
 Minnesota Lic. No. 13807

Subscribed and sworn to before me this 23 day of Nov., 2005.


 Elaine G. Wallace
 Notary Public
 My Commission Expires 1-31-2010



DESCRIPTION OF ADDITIONAL REAL ESTATE

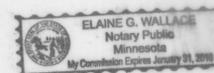
Blocks 1 & 2 and Outlot A, Fox Pointe, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; less the foregoing described tracts 1 & 2 in Common Interest Community Number 14

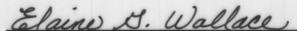
ENGINEER'S CERTIFICATE

I, Brian J. Johnson, a Licensed Professional Engineer for the State of Minnesota pursuant to Minnesota Statutes Section 515B.2-101(c), do hereby certify that all structural components and mechanical systems of all buildings containing or comprising any units thereby created, but not necessarily the units, are substantially completed consistent with the plat of COMMON INTEREST COMMUNITY NUMBER 14, FOX POINTE CONDOMINIUM.


 Minnesota Licensed No. 42744

Subscribed and sworn to before me this 23 day of Nov., 2005.




 Elaine G. Wallace
 Notary Public
 My Commission Expires 1-31-2010

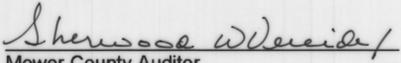
COUNTY SURVEYOR'S APPROVAL

Pursuant to Minnesota Statutes, Chapter 389.09 Subd. 2, this Common Interest Community Plat has been approved this 23 day of Nov., 2005.


 Deputy Mower County Surveyor

COUNTY AUDITOR'S CERTIFICATE

Transfer entered this 29 day of Nov., 2005.


 Mower County Auditor

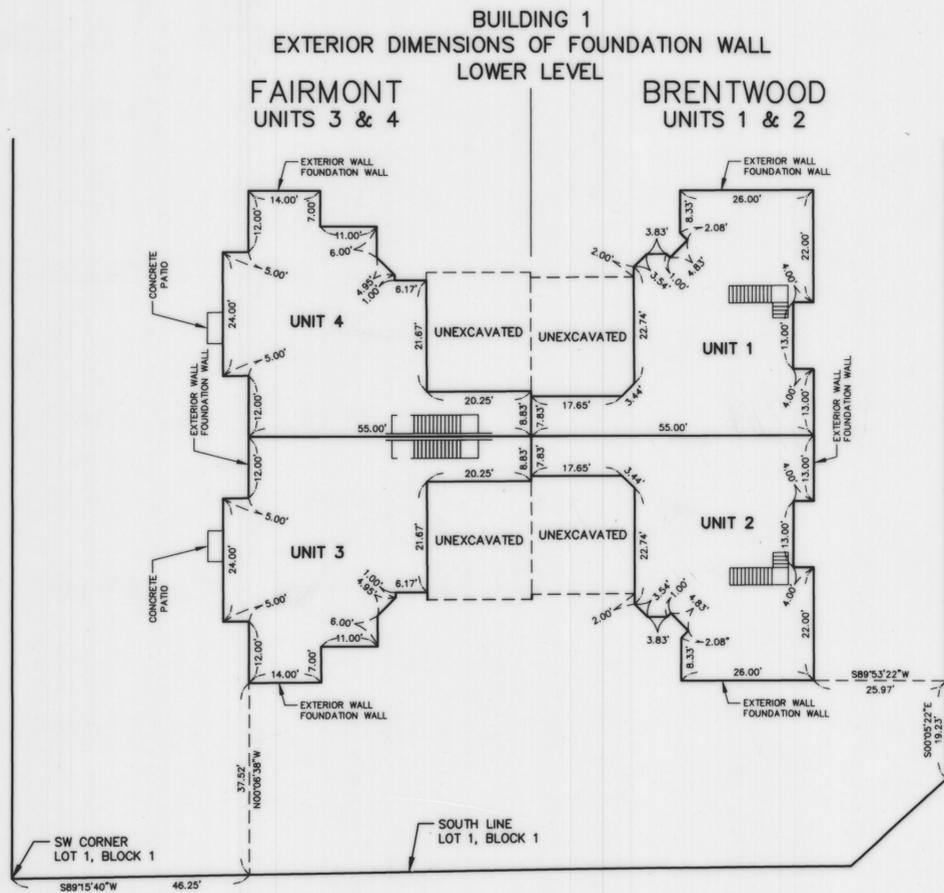
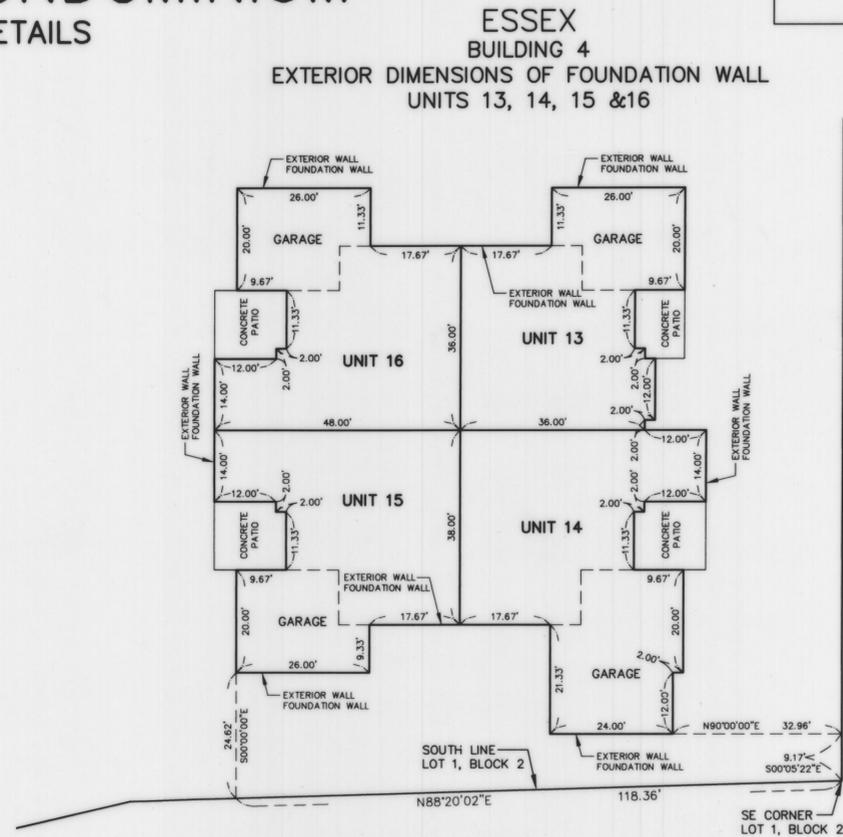
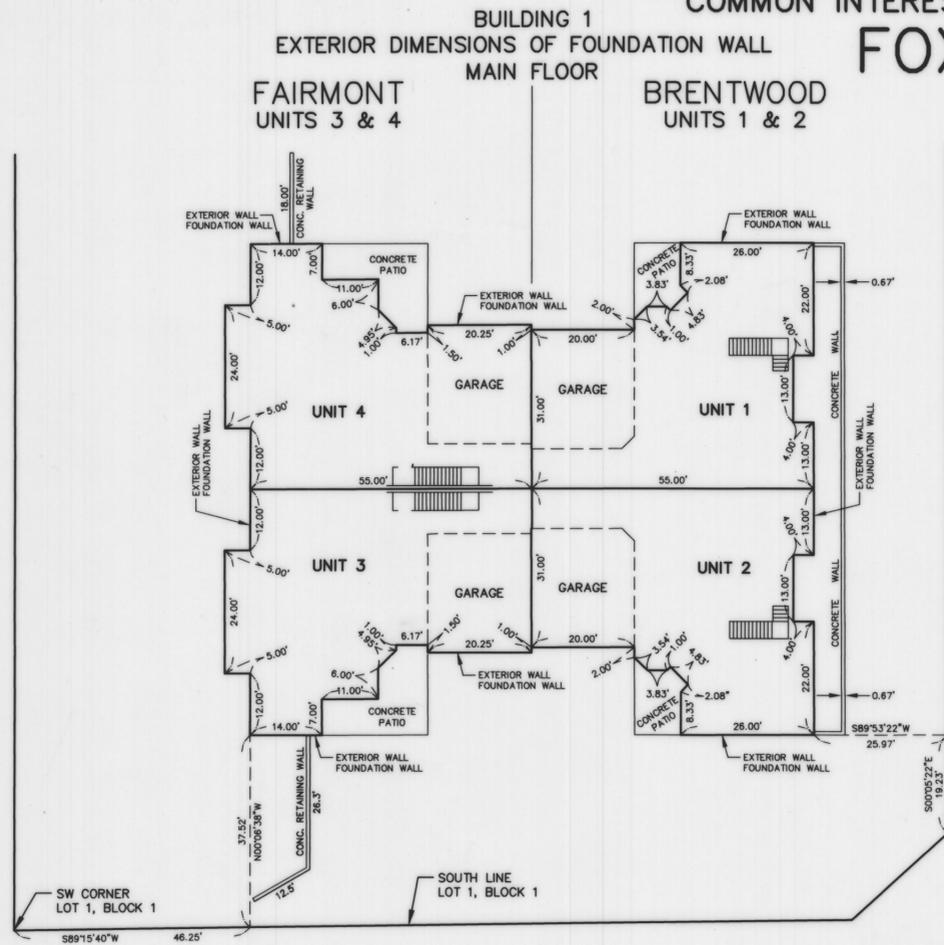
JONES, HAUGH & SMITH INC
 CONSULTING ENGINEERS & LAND SURVEYORS
 515 SOUTH WASHINGTON AVENUE
 ALBERT LEA, MINNESOTA 56007

NOVEMBER 2005
 DRAWN BY ANDY MCGOWAN
 05-492CP.DWG

COMMON INTEREST COMMUNITY NUMBER 14, MOWER COUNTY, MINNESOTA

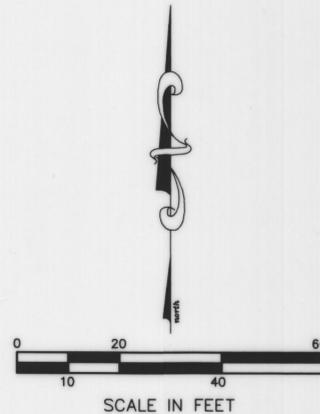
FOX POINTE CONDOMINIUM

SITE PLAN DETAILS



NOTES

- 1. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALLS



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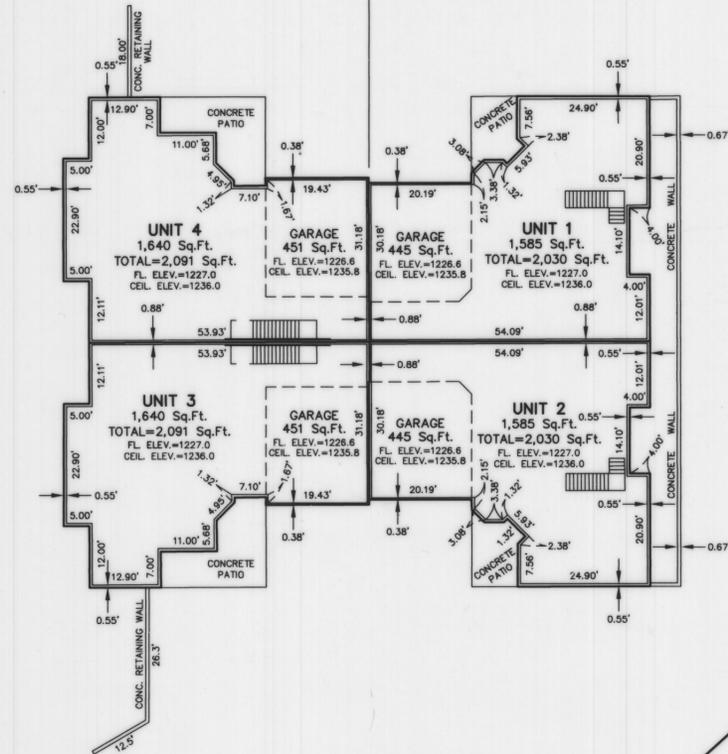
FOX POINTE CONDOMINIUM

FLOOR PLAN

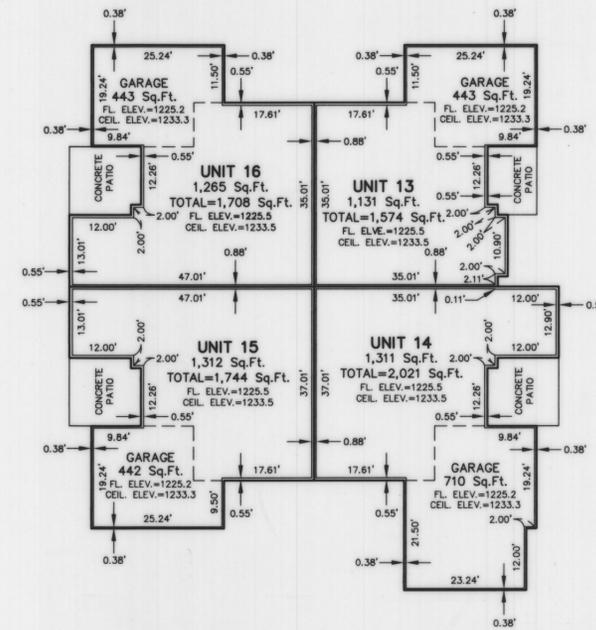
BUILDING 1
INTERIOR DIMENSIONS OF UNITS
MAIN FLOOR

FAIRMONT
UNITS 3 & 4

BRENTWOOD
UNITS 1 & 2



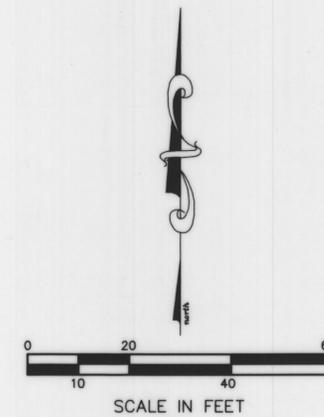
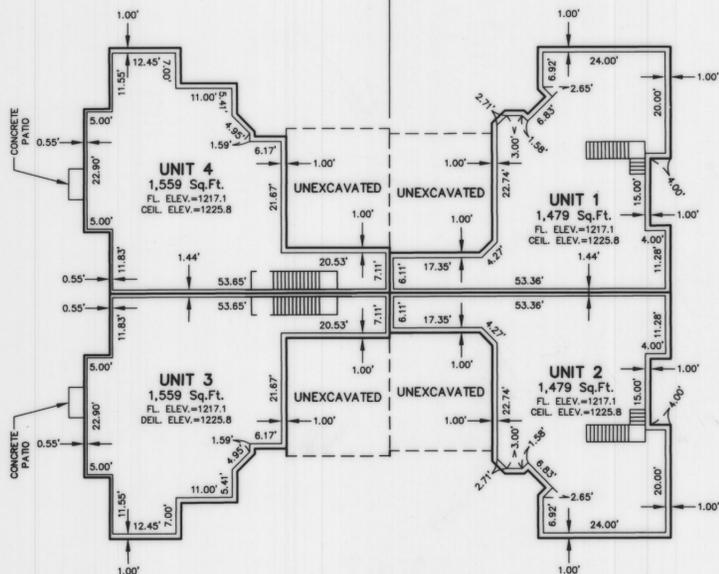
BUILDING 4
INTERIOR DIMENSIONS OF UNITS
UNITS 13, 14, 15 & 16



BUILDING 1
INTERIOR DIMENSIONS OF UNITS
LOWER LEVEL

FAIRMONT
UNITS 3 & 4

BRENTWOOD
UNITS 1 & 2



NOTES

1. FLOOR AND CEILING ARE REFERENCED TO THE BENCHMARK SHOWN ON THE SITE PLAN
2. INTERIOR UNIT BOUNDARY DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF SHEETROCK WALLS.
3. EXTERIOR UNIT BOUNDARY WALLS (EXCEPT AT GARAGES) ARE TYPICALLY 0.55 FEET IN THICKNESS, EXCLUDING WALL SIDING.
4. EXTERIOR GARAGE BOUNDARY WALLS ARE TYPICALLY 0.38 FEET IN THICKNESS, EXCLUDING WALL SIDING.
5. INTERIOR DIVIDING WALLS BETWEEN UNITS ARE TYPICALLY 0.88 FEET IN THICKNESS ON MAIN FLOOR UNITS.
6. INTERIOR DIVIDING WALLS ON LOWER LEVEL UNITS ARE TYPICALLY 1.44 FEET IN THICKNESS.
7. PORCHES, PATIOS, DRIVEWAYS, STOOPS & WALKS ARE LIMITED COMMON ELEMENTS (L.C.E.).

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